

  
Hellards



*At home in Alresford*



# Ivanhoe, 67 Jacklyns Lane

ALRESFORD, SO24 9LF

## Guide Price £1,195,000

- Detached 4 Bedroom Edwardian home
- Generous Plot circa 0.39 Acres
- Opportunity to Modernise and Extend (STP)
- Ample parking and Good Garaging
- Large Front and Rear Gardens
- Close to Alresford Town Centre

This Edwardian detached home offers an exceptional opportunity for prospective buyers, boasting a prime location just moments from Alresford's town centre. With its Period charm and spacious grounds, it presents an ideal canvas for creating a truly magnificent family residence.

Nestled amidst a generous 0.39 acre plot, the property enjoys a sense of privacy with its substantial front lawn and elevated position set back from the road. The versatile ground floor layout provides ample scope for modernisation and potential expansion, subject to obtaining necessary planning permissions, allowing for the creation of a bespoke family home.

Approached via a sweeping driveway leading to a rear parking area and triple garage, the property exudes grandeur from the outset. Entering through the enclosed porch, one is greeted by an open-plan hallway, with a living area to the left, a dining area to the right, and stairs ascending to the upper levels. The expansive kitchen/breakfast room, leads through to the utility room, WC and access to the rear garden, garage and parking area.







Upstairs, the first floor hosts three double bedrooms and a family bathroom, while a staircase leads to the fourth bedroom on the second floor. Outside, the rear garden, accessed via steps leading up from the parking area, is mainly laid-to-lawn and framed by mature fir trees adding to the sense of privacy.

In summary, this Edwardian gem presents a rare opportunity to acquire a spacious and characterful home, ripe for transformation into a spectacular family retreat, all within a coveted location close to Alresford's amenities.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.



### **SERVICES**

We understand that mains water, gas, electricity and mains drainage are all connected.

### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: G

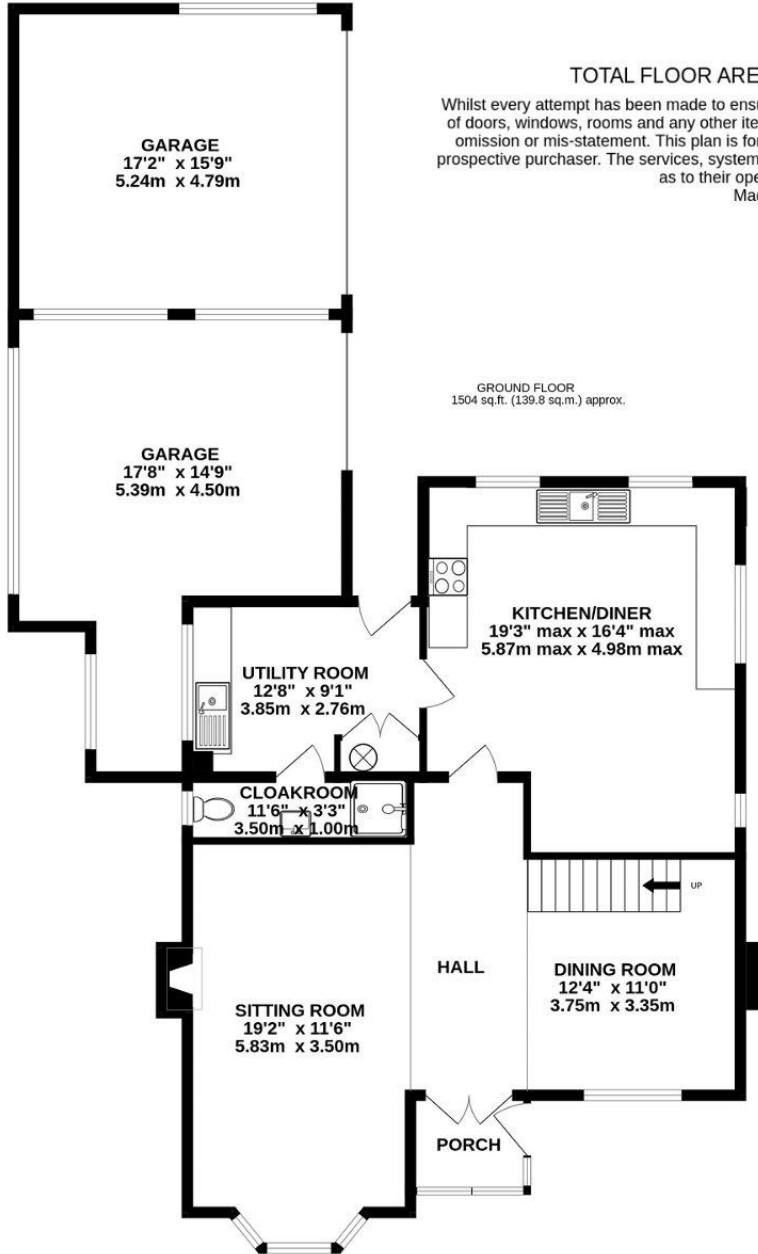




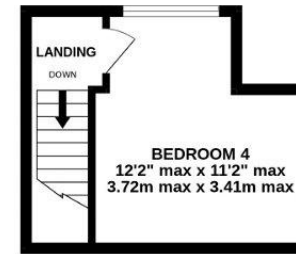


TOTAL FLOOR AREA : 2207 sq.ft. (205.1 sq.m.) approx.

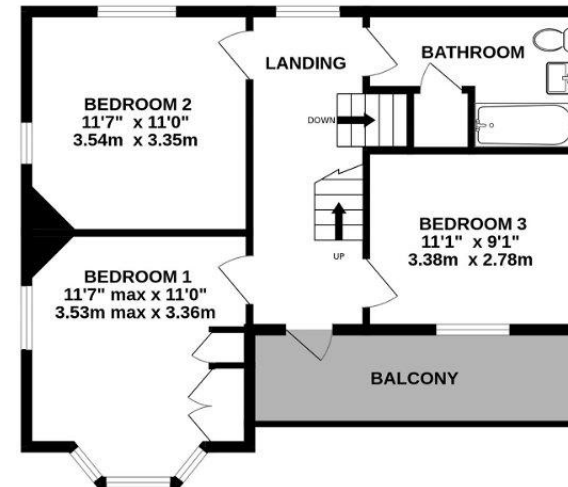
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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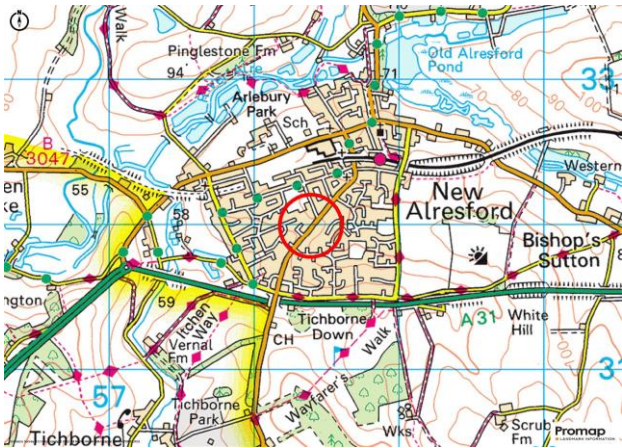
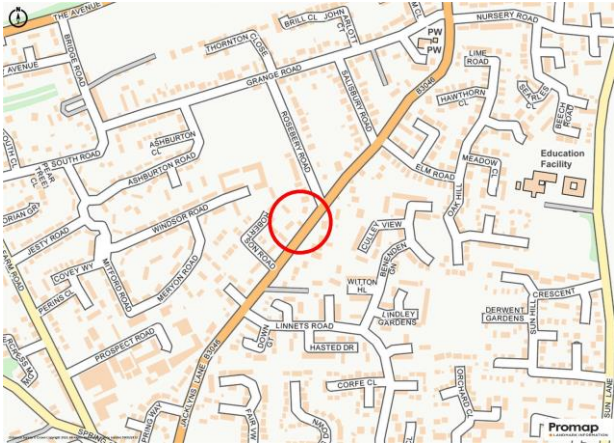


**2ND FLOOR**  
163 sq.ft. (15.1 sq.m.) approx.



**1ST FLOOR**  
540 sq.ft. (50.2 sq.m.) approx.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### DIRECTIONS

From the centre of town: drive down West Street and, at the bottom of the hill, turn left into Jacklyns Lane (sign-posted to Cheriton). Continue along this road, going up the hill and down the other side. Ivanhoe will be found on the left hand side, just before the turning to Robertson Road.  
 ///What3words location reference: rewriting.froth.pausing

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

